



Town of Harpswell
Planning Board Minutes
October 19, 2016
Adopted November 16, 2016

Members Present

David I. Chipman, Chair
Paul Standridge
Aaron Fuchs
Burr Taylor
John Papacosma
Allan LeGrow, Associate Member

Members Absent

Staff Present

Mark Eyerman, Planner

The Town of Harpswell Planning Board meeting was called to order at 6:35 p.m. by David Chipman, Chair. The Pledge of Allegiance was recited.

New Business – 16-10-01 – Shayla Haines, Map 5 Lot 135-1, 549 Harpswell Neck Road
Site Plan Review – Change of use from residential to business use for hair salon.

Shayla Haines told the Board that she and her husband would like to change the use of the dwelling from residential to business for a one chair hair salon. They plan to move to Harpswell year-round and wish to have this business in place before that move. The Planner told the Board that a Site Plan Review has conditions that must to be met and many of the conditions do not apply since the dwelling already has a working septic and utilities, etc.

Aaron Fuchs moved seconded by David Chipman that the Planning Board finds that the following standards in Section 15 as set forth due to a change of use of an existing building and the factors addressed in these standards involve existing improvements or due to the scale of the project. These sections are: 15.3.1, 15.3.1.1, 15.3.2, 15.8, 15.10, 15.13, 15.15, 15.17, 15.18, 15.19, and 15.20. Motion carries 5-0.

Aaron Fuchs moved seconded by David Chipman that the Planning Board finds that standards in Section 15 have been met which includes: 15.1 Dimensional Requirements, 15.2 Utilization of the Site, 15.14 Natural Features and Buffering, 15.14.1, 15.14.2 and 15.21 Technical and Financial Capacity. Motion carries 5-0.

The Board discussed Section 15.11 Water Supply and Groundwater Protection with Ms. Haines. She told the Board that the chemicals used have changed over the years and are not as toxic as before. She said she uses organic products, all sulfate free products, ammonia free and if using bleaches or peroxide products these are oxidized and are safer. Since only having one chair, the septic will be used minimally and should experience no ill effects.

David Chipman moved seconded by Aaron Fuchs that Section 15.11 has been met. Motion carries 5-0.

Aaron Fuchs moved seconded by David Chipman that the standards in Section 15.4 Access into the Site, have been met based on the findings in the Planner's Report.

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Discussion: The Board is concerned that with the speed limit at 35mph, the patrons would still have to drive in/back out of the driveway onto the main road. Shayla Haines gave the Board an overhead survey of the property showing that cars can turn around on the property and drive out onto the road.

Aaron Fuchs amended his motion to include Sections 15.5, 15.6, 15.7 15.7.1, 15.7.2 which all include the parking and egress discussed. Seconded by David Chipman. Motion carries 5-0.

David Chipman moved seconded by Aaron Fuchs that the Planning Board finds the standards of Section 15.9 have been met. Motion carries 5-0.

David Chipman moved seconded by Aaron Fuchs that Sections 15.12 thru 15.12.6 have been met. Motion carries 5-0.

David Chipman moved seconded by Aaron Fuchs that 15.16 has been met. Motion carries 5-0.

David Chipman moved seconded by Paul Standridge that the Planning Board finds that the applicant, Shayla Haines, has met the standards of the Town of Harpswell Site Plan Review Ordinance. The Planning Board approves the application with the standard conditions of approval plus it is limited to a single chair and adequate parking and egress plan to the Code Office to look at.

Discussion: Paul Standridge asked if there was a handicap ramp. Ms. Haines said she would like to have a ramp installed and will pull a permit for that.

Motion carries 5-0.

Consideration of Minutes of September 21, 2016:

Aaron Fuchs moved seconded by Burr Taylor to approve the minutes of September 21, 2016 as presented. Motion carries 5-0.

Planner's Update: The Code Enforcement Office has asked the Board to consider the ordinance language relative to dwelling, dwelling units, accessory dwelling units and in-law apartments within the ordinance amendments to be discussed at the next workshop.

The next workshop is November 2, 2016.

The next regular Planning Board meeting is November 16, 2016.

Adjournment: Meeting adjourned at 7:35 PM

Respectfully submitted by:

Diane E. Plourde
Recording Secretary